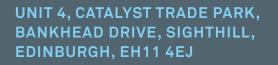
## **TO LET** INDUSTRIAL/TRADE COUNTER

# UNIT 4 CATALYST TRADE PARK

- 514 SQ M (5,533 SQ FT)
- DESIRABLE BUSINESS LOCATION
- MODERN INDUSTRIAL UNIT
- AVAILABLE Q2 2018







The premises occupy a high profile position within Sightill Industrial Estate and are directly adjacent to the A71 (Calder Road) one of the main arterial routes into Edinburgh city centre. The estate benefits from excellent transport links with access from the A71 which in turn connects to the City of Edinburgh Bypass, the M8 and Scotland's motorway network.

Immediate surrounding occupiers of the premises include Topps Tiles, Direct Flooring, Stevenswood, Twisters and Capital Hair and Beauty.

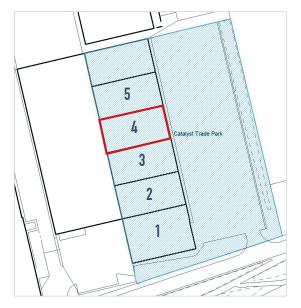
### DESCRIPTION

The subject comprises a modern industrial unit of steel portal frame construction under a pitched steel clad roof.

Internally the unit benefits from a minimum eaves height of c.6m with office accommodation and WC facilities.

Externally the unit benefits from a commercial door, separate pedestrian access and ample staff and visitor car parking.

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and estimate the gross internal area to be 514 sgm (5,533 sg ft). In addition the premises benefit from designated car parking.



The premises is available on a new Full Repairing and Insuring lease for a term to be agreed. Further information is available from the joint letting agents.

There is a small service charge for the maintenance of the common areas.

Further details available on request.

### BUSINESS RATES

We have been advised by the local Assessor the property currently has a Rateable Value of £37,400 with rates payable (2017/2018) of approximately £17,429 per annum.

A copy of the energy performance certifcate is available upon request.

All prices quoted are exclusive of VAT.

### EGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction. In the normal manner the tenant will be responsible for the costs associated with the registration of any lease.

### IEWING & FURTHER INFORMAT

Strictly by appointmnent via the joint letting agents:

Alan Herriot alan.herriot@ryden.co.uk **Ryden**.co.uk 0131 225 6612

Finlay Miller finlay.miller@ryden.co.uk

### Keith Watters

keith.watters@g-s.co.uk

Chris King chris.king@g-s.co.uk







The agents for themselves and for the vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of agents has any authority to make or give any representation or warranty whatever in relation to this property. October 2017.